

Approved Minutes

City of Bloomington

Development Review Committee

Tuesday, September 1, 2015

McLeod Conference Room

Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair 952-563-8965	Erik Solie (Env Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707	Heidi Miller (Police) 952-563-4975
Duke Johnson (Bldg & Inspection) 952-563-8959	Nick Johnson (Planning) 952-563-8925
Mark Anderson (Assessing) 952-563-8706	Randy Quale (Parks & Rec) 952-563-8876
Jen Desrude (Engineering) 952-563-4862	Kelly Isaacson (Bldg & Inspection) 952-563-4703
Jen Blumers (Assessing) 952-563-4749	Lisa Firth (Public Health) 952-563-8984
Eric Wharton (Utilities) 952-563-4579	

Item 3 – Informal	8330 Pillsbury Open Storage as Primary Use
<i>Site address</i>	8330 Pillsbury Ave. S.
<i>PC Hearing</i>	10/8/2015
<i>Application type</i>	Interim Use Permit
<i>Case number</i>	08931A-15
<i>Staff contact</i>	Johnson, Nick M x8925
<i>Proposal</i>	South Import Motors is requesting an Interim Use Permit to continue open storage as a primary use at 8330 Pillsbury Ave. S. for a period of 5 years.
<i>Staff comments</i>	South Import Motors has an open storage lot on the rear (western) portion of their property at 8330 Pillsbury Avenue South. The open storage area is used to store landscape equipment, trucks and boats. The requested IUP would allow the open storage as a primary use to continue for a 5-year period.
<i>Plat name</i>	Lot 2, Block 1 Hoyt Addition
<i>Decision maker</i>	City Council
<i>Replat/Park dedication</i>	Unknown at this time
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1 name</i>	Dean Nephew
<i>Contact 1 address</i>	9 Buchal Heights St. Paul, MN 55127
<i>Contact 1 e-mail</i>	dlnephew@hotmail.com
<i>Contact 1 phone</i>	(952) 888-3805 (612) 269-9683

Guests Present

Dean Nephew, South Import Motors

dlnephew@hotmail.com

DRC Minutes

9.1.15

Page 1 of 3

Discussion/Comments:

- Nick Johnson (Planning)
 - Dean Nephew (South Import Motors) is requesting an IUP for open storage as a principal use at 8330 Pillsbury Ave. S.
 - The storage lot is utilized to store boats associated with Great American Marine, 280 W. 84th St., as well as landscape trucks and equipment.
- Randy Quale (Parks & Recreation) No comment.
- Kent Smith (Assessing) No comment.
- Erik Solie (Environmental Health) No comment.
- Duke Johnson (Building and Inspection) Asked applicant if there will be any improvements on the property. Applicant stated no. Everything will stay as is.
- Laura McCarthy (Fire Prevention) Maintain access to fenced storage area.
- Heidi Miller (Police) Defer to Planning for recommendations for fencing and lighting for the site.
- Jen Desrude (Engineering, Traffic & Utilities) Provided Public Works comments, noting the following:
 - Provide a signed copy of a private common driveway/parking/access easement with 280 W. 84th Street and 8300 Pillsbury Ave. Asked applicant if there is there one already existing. Applicant stated that he thinks there is one. Desrude stated that the city needs a copy of the document that allows rights to share the driveway.
 - Desrude asked if there are any plans to make the lot code compliant. Applicant stated that he has no plans to do that. Desrude stated that if/when the lot is made code compliant, will need a Civil Engineer to design and sign grading, drainage, utility, and erosion control plans.
 - No exterior washing of equipment without capturing soil and vegetation. Sweep parking lot areas regularly.
- Eric Wharton (Utilities) No comment.
- Lisa Firth (Public Health) No comment.
- Nick Johnson (Planning)
 - *Site History.* Two Interim Use Permits (IUPs) have been approved for the subject property:
 - Case 08931A-07 – 3-year IUP for open storage approved on 11/19/07
 - Case 09931A-10 – 5 year IUP for open storage approved on 12/6/10
 - Applicant is requesting a third IUP for open storage representing an additional 5-year extension.
 - The City has implemented a policy to accept one reapplication for IUPs for open storage, at which time the site must come into conformance with City Code. The staff report in 2010 clearly identified this policy and requirement to the applicant.
 - The site will need to be brought into conformance in the following areas:
 - Parking Area – suitable surface is required with curb and gutter
 - Landscaping – trees and shrubs will need to be added in an amount dependent upon the total amount of disturbance.
 - Screening – Nearby residential uses may need to be screened via landscaping or a solid wall fence. Applicant stated that it is screened on the west side.
 - Stormwater Management – The disturbed area will need to meet current standards for volume and rate control. A watershed district permit is likely.

- Lighting—there are 2 gates: on the north and south end of the site. Would need some exterior lighting that would meet city code. Would also need a motion sensor on site. Nick Johnson asked McCarthy about access to the site. McCarthy stated that they would just need to be able to defeat the gate/fence.
 - Given the City’s policy to not support additional reapplication of IUPs for open storage, staff is recommending that the applicant apply for a Conditional Use Permit and bring the site into conformance as noted above.
 - Applicant stated that making the property code compliant is not feasible for him—would not be able to get the money. Applicant stated that he would not gain any value to his property even if he did make it code compliant. Asked if there is an appeal process. Staff stated that applicant could still go to City Council to propose the IUP.
 - This project does not need to come back for Formal DRC.
-